



**Cowsland Farm Grove Road, South  
Leverton, Retford, Nottinghamshire, DN22  
0EA**

**£1,250,000**  
Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- \* A Family Sized Farmhouse
- \* Gardens, Paddocks, Lakes and Woodland
- \* In all 10.8 Acres Or Thereabouts
- \* Adaptable 5/6 Bedroomed Accommodation
- \* Home Office & Annexe Potential
- \* All Weather Surfaced Tennis Court
- \* Established Plantations
- \* Enchanting Walk Through Woodland & Lakes
- \* Farmhouse Fitted Kitchen With Aga
- \* Retford 3.5 Miles, Newark 20 Miles
- \* EPC Rating E

Cowsland is a beautiful Farmhouse full of charm and character, providing adaptable five bedroomed accommodation. Standing on an elevated position with distant views over the Trent Valley and rolling countryside, with far reaching open views as far as Lincoln Cathedral. In all the property extends to 10.8 acres including gardens, tennis court, paddocks, lakes and woodland.

The property comprises a 19th Century Farmhouse with extended accommodation. There are three principal reception rooms, five bedrooms, master en-suite, large kitchen and breakfast room, scullery, office and games room.

Externally there are electric gates to the front of the property. There is a brick and pantiled range of outbuildings comprising a double garage, single garage, workshop, stable and a professional hard court surfaced tennis court.

The property is located in a beautiful and naturally landscaped rural area of North Nottinghamshire, just 3.5 miles from Retford, and 20 miles from Newark. Main East Coast railway services are available from Retford and Newark, journey times from Newark Northgate to London King's Cross are usually just over 75 minutes. Access to the A1 trunk road is approximately 7 miles.

The gardens are pleasant and easily maintained. There are enchanting walks through the woodland and around the lakes. There are two established plantations, 0.67 acre and some 3.8 acres of deciduous woodland.

The main house is traditionally built with red brick elevations under a pantiled roof and benefiting from a oil fired central heating system. The following accommodation is provided:-

### FRONT ENTRANCE PORCH



With centre opening doors to the Reception Hall.

### CLOAKROOM

With low suite WC and basin.

### RECEPTION HALL

17'9 x 16' (5.41m x 4.88m)



Two double panelled radiators, an open tread staircase to

the gallery, bow window, archway and three stone steps to the Sitting Room.



### SITTING ROOM

22'11 x 15'5 (6.99m x 4.70m)



Approximate measurements into the Inglenook fireplace, with log stove. This room has a heavily beamed ceiling, centre opening French doors and floor to ceiling bow window. Double and single panelled radiators.



### DINING ROOM

16'9 x 14'11 (5.11m x 4.55m)



With raised Clearview log burner and log store. Heavily beamed ceiling, windows in the south elevation, double and single panelled radiators and centre opening doors to the Entrance Hall.

### SNUG

14'7 x 9'10 (4.45m x 3.00m)



With bow window, fireplace with Parkray type hob fireplace and beam over.

### KITCHEN

27' x 17' (8.23m x 5.18m)



Measured overall including the breakfast room and the second staircase area. AGA (electric) cooking range, extensive base units with granite working surfaces incorporating a 1.5 sink unit. Island unit, integrated cooker, dishwasher and refrigerator. Bay window in the kitchen area, two radiators and centre opening French doors to the Conservatory leading from the Breakfast Room area. Views to Lincoln Cathedral.



### CONSERVATORY

17'8 x 11'10 (5.38m x 3.61m)



With sealed unit double glazed wood framed windows and doors, and a glass roof. The ceramic tiled floor benefits from underfloor central heating and an integral cooling fan system.

### UTILITY ROOM

8'11 x 8'0 (2.72m x 2.44m)



With base units, sink unit, ceramic tiled floor, plumbing for washing machine and Cloakroom recess off.

### SEPARATE CLOAKROOM

8' x 7' (2.44m x 2.13m)



With panelled dado, low suite WC, recess with shelving and radiator.

### PASSAGEWAY

10'5 x 5'5 (3.18m x 1.65m)

(Approximately)

With sink unit, base cupboards, built-in cupboard, outside

door to the Courtyard, radiator and staircase to the first floor Office and Games Room.

### OFFICE

17'10 x 14'0 (5.44m x 4.27m)



Window overlooking the Courtyard area and connecting door to:-

### BEDROOM/GAMES ROOM

31'3 x 18'6 (9.53m x 5.64m)



With florescent lighting and single glazed window. This area, together with the Office would be ideal accommodation as a 'granny annex'.

### STORE/BOILER ROOM

25'4 x 11'4 (7.72m x 3.45m)

Grant oil fired central heating boiler. Steel 600 gallon oil storage tank.

### FIRST FLOOR

### GALLERIED LANDING



Staircase rising from the Entrance Hall to a beautiful galleried landing, with radiator.



## MASTER BEDROOM

17'3 x 14'2 (5.26m x 4.32m)



With fitted solid Oak wardrobes and cupboards, exposed king post roof truss, bow window in the west elevation and window also in the north elevation. Double panelled radiator.



## MASTER EN-SUITE

8'11 x 8'7 (2.72m x 2.62m)



A new suite comprising pedestal basin, bath, shower cubicle with electric shower, low suite WC, radiator and built-in airing cupboard.



There are 3 steps from the landing to a lobby area and double doors leading through to the second staircase landing.

## BEDROOM TWO

17' x 13'10 (5.18m x 4.22m)



With windows in the south, north and east elevations, two exposed beams and wonderful views towards Lincoln Cathedral and North Leverton Windmill.



### BEDROOM THREE

15'2 x 10'1 (4.62m x 3.07m)



With radiator, fitted shelves and cupboard.

### BEDROOM FOUR

12'0 x 10'5 (3.66m x 3.18m)



With radiator and a built in airing cupboard.



Back galleried landing and second staircase.

### BEDROOM FIVE

13'9 x 9'9 (4.19m x 2.97m)



With radiator.

### MAIN BATHROOM

9'10 x 9'6 (3.00m x 2.90m)



Recently refitted bath with electric shower, pedestal basin, low suite WC, tiled floor and tiled wall to the bath and basin area, chrome heated towel rail.



### OUTSIDE

There is an enclosed south facing Courtyard area.

Vehicular access to the rear of the property, to the paddocks etc; is through two large wooden gates, and through the neighbouring concrete yard.

The garden area is mainly grassed for ease of maintenance and extends to the small lake. The grassed areas are cut with an independent robotic mower which is negotiable with the sale of the property.

A walkway leads to the plantations and top lake.

There are 3 grass paddocks extending to 4.3 acres (or thereabouts) and extend to the woodland. The woodland is predominantly deciduous Ash, and a few Oak trees, indeed a wildlife haven. In all the property extends to 10.8 acres (or thereabouts).





### WALLED GARDENS



Modern range of buildings of brick and pantile construction comprising:-

### DOUBLE GARAGE

18' x 17'10 (5.49m x 5.44m)



With remote electric door.

### SINGLE GARAGE

18'0 x 14'6 (5.49m x 4.42m)

With remote electric door.

### STORE ROOM

13'1 x 12'2 (3.99m x 3.71m)

With personal door and window.

### STABLE

13'5 x 10'11 (4.09m x 3.33m)

Located in the paddocks.

### SUMMER HOUSE

11'8 x 9'1 (3.56m x 2.77m)

With French doors.

## BRICK BUILT KENNELS



A pair of quality brick built kennels and runs.

### STABLES

24'0 x 11'6 (7.32m x 3.51m)

### HAY/WOOD STORE

24'10 x 14'2 (7.57m x 4.32m)

Two open bays and adjoining hay store.

### TENNIS COURT

Hard court specification surface. Posts and net. There is also collapsible lighting for night play. The asphalt surface with layers of acrylic paint offers consistent play and all weather durability.



## AERIAL VIEWS



## ADDITIONAL LAND

Agricultural land owned by the seller and adjacent to the property is available to purchase. The sale of a small lot or up to 381 acres is available by negotiation.

## SERVICES

Mains water and electricity (mains or solar) are connected to the property. Drainage is by means of a septic tank.

The solar electric is available by arrangement at a preferential rate.

## TENURE

The property is freehold.

## POSSESSION

Vacant possession will be given on completion.

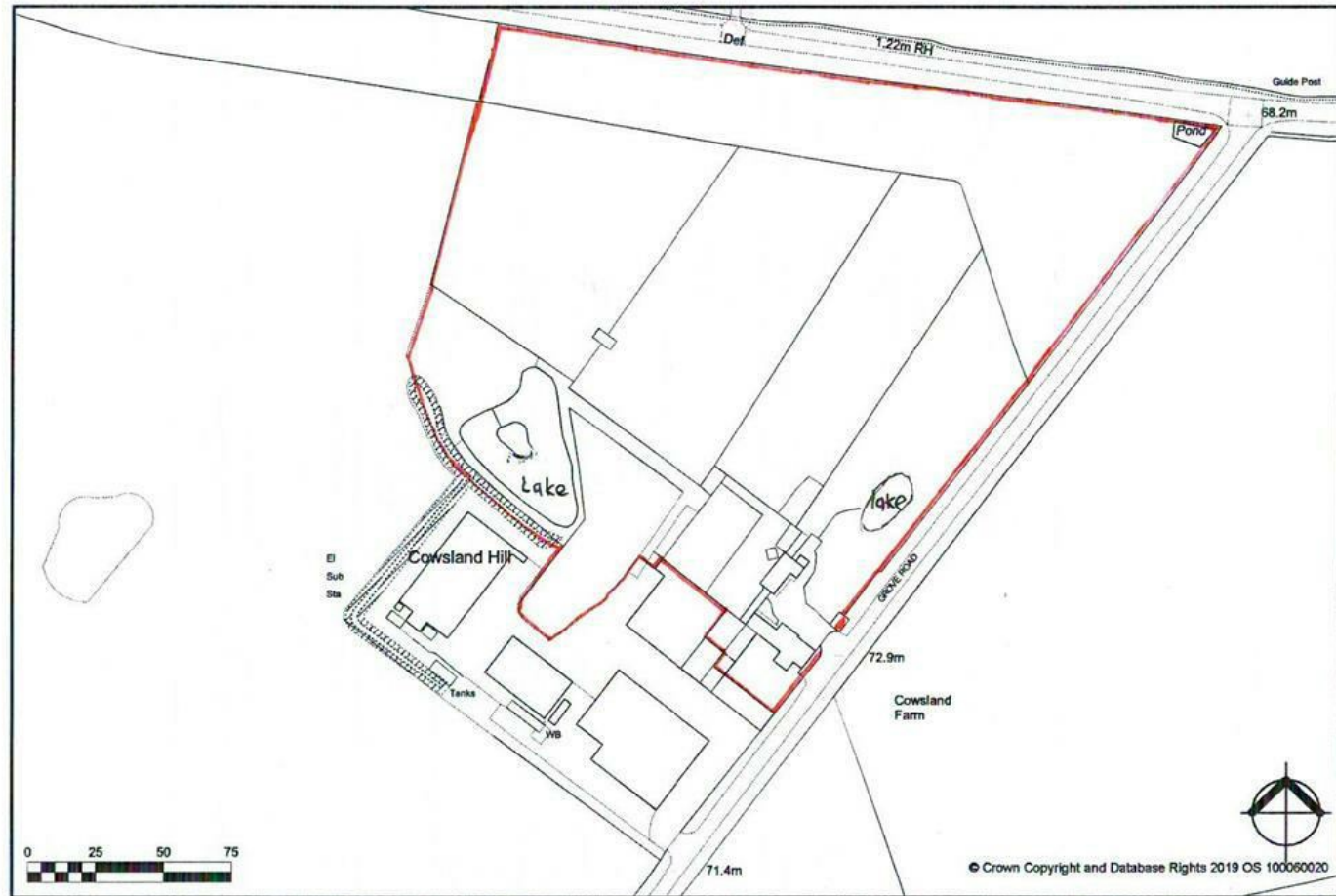
## MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## VIEWING

Strictly by appointment with the selling agents.

Cowsland Farm, Grove Road, South Leverton, Retford, DN22 0EA



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Plotted Scale - 1:2,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Approximate Gross Internal Area  
 Main House = 5425 sq ft - 504 sq m  
 Outbuilding = 1711 sq ft - 159 sq m  
 Total = 7136 sq ft - 663 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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